

2025 HOUSING OPTIONS ZONING ORDINANCE AMENDMENT

Zero Lot Line Single Family:



A single family dwelling placed on a property so that it is located along side property lines and attached to the side of one (or more) similar dwelling(s), depending on the district.

Proposed Permitted Use:

Single Family Residential (R1) zoning district

- Connected houses: 2 max

Downtown Edge (DE) zoning district

- Connected houses: 10 max

Multiple Family Residential (R3), Planned Residential (RP) and Urban Corridor (UC) zoning districts

- Connected houses: No limit

Up to two connected accessory buildings permitted when accessory to a permitted zero lot line single family development or a permitted zero lot line two family development

Zero Lot Line Two Family:



A two family dwelling placed on a property so that it is located along side property lines and attached to the side of one (or more) similar dwelling(s), depending on the district.

Proposed Permitted Use:

Two Family Residential (R2) zoning district

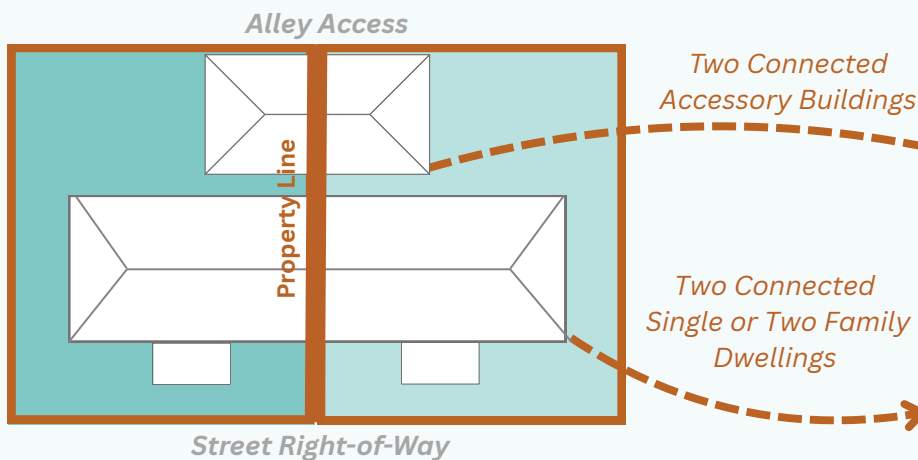
- Connected duplexes: 2 max

Multiple Family Residential (R3), Planned Residential (RP) and Urban Corridor (UC) zoning districts

- Connected duplexes: No limit

Zero Lot Line Development Example:

Separate Parcels, Attached Building(s)



ADDITIONAL PROPOSED CHANGES TO REMOVE BARRIERS AND INCREASE HOUSING OPTIONS:

Low Intensity Residential (AR), Two Family Residential (R2) and Planned Residential (RP) zoning districts:

- Permit two detached single family dwellings on a single platted lot or parcel.
- This update removes the need for a special use public hearing.

Low Intensity Residential (AR), Single Family Residential (R1), Manufactured Home Subdivision (MHS):

- Remove “nonconforming use” language from the two family dwelling special use.
- This update removes administrative barriers and simplifies the special use process.

Single Family Residential (R1) zoning district:

- Permit two detached single family dwelling on single platted lot or parcel as special use.
- This update creates a simpler process for approval by taking this from a use variance to a special use.

Update building separations standards to align standards for all types of multiple family complexes:

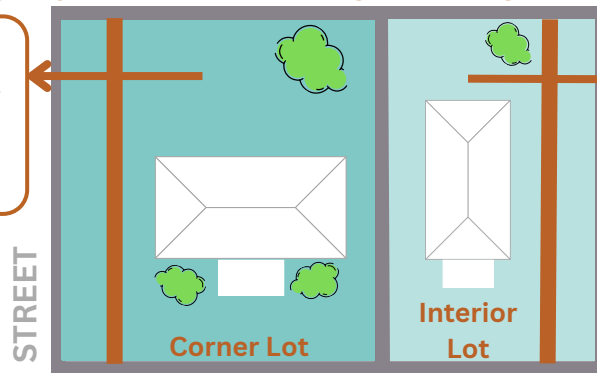
- This update streamlines standards for new development.

MINIMUM LOT AREA & LOT WIDTH REDUCTION PROPOSALS:

These updates are designed to bring smaller existing lots into compliance with ordinance standards & allow current development trends to proceed without Development Standards Variances through the Board of Zoning Appeals.

SINGLE FAMILY DETACHED RESIDENTIAL

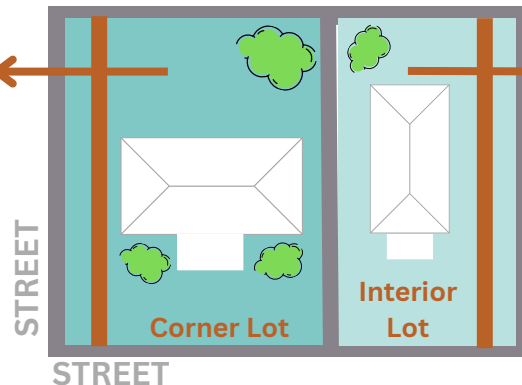
Current Lot Area: 8,500 sq ft
Proposed Lot Area: 6,000 sq ft
Current Lot Width: 70 ft
Proposed Lot Width: 60 ft



Current Lot Area: 6,000 sq ft
Proposed Lot Area: 4,000 sq ft
Current Lot Width: 50 ft
Proposed Lot Width: 40 ft

ZERO LOT LINE RESIDENTIAL

Current Lot Area: 6,000 sq ft
Proposed Lot Area: 3,000 sq ft
Current Lot Width: 50 ft
Proposed Lot Width: 30 ft



Current Lot Area: 3,000 sq ft
Proposed Lot Area: 2,000 sq ft
Current Lot Width: 25 ft
Proposed Lot Width: 20 ft

LEARN MORE & ASK QUESTIONS:

<https://engage.cityoffortwayne.org/housing-options-amendments>

Content is designed only to represent general information on the proposed changes to the zoning ordinance.

Private covenants and restrictions still apply

